



RESOLUTION

concerning

LEASE OF A PORTION OF PROPERTY LOCATED AT
CENTRAL CONNECTICUT STATE UNIVERSITY

to
ANTHONY T. BIANCA

June 9, 2006

WHEREAS, Section 4b-38(g) of the Connecticut General Statutes provides that the Board of Trustees may lease land or buildings, or both, and facilities under its control and supervision in accordance of the terms of the statute; and

WHEREAS, Anthony T. Bianca has requested permission from Central Connecticut State University ("the University") to lease a portion of University property located at 67 Kilbourne Avenue adjacent to his property located at 55 Kilbourne Avenue for recreational purposes; and

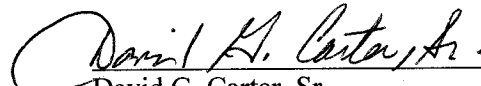
WHEREAS, The lease agreement will stipulate that Mr. Bianca will use the leased property so as to conform with and not violate any laws, regulations and/or requirements of the United States, the State of Connecticut, or any ordinance, rule or regulation of the Town of New Britain, Connecticut now or hereafter made, relating to the use of the leased property; and

WHEREAS, The University proposes to enter into a twenty-year lease at a monthly rental of \$100.00, therefore be it

RESOLVED, That the Board of Trustees of the Connecticut State University System approve a lease of property located at 67 Kilbourne Avenue, New Britain, Connecticut, to Anthony T. Bianca; and be it further

RESOLVED, That the Board of Trustees' approval is conditional upon receipt of the Treasurer of the State of Connecticut's review of and concurrence with the lease as required by Section 4b-38(g) of the Connecticut General Statutes.

A Certified True Copy:


David G. Carter, Sr.
Chancellor

ITEM

Lease of a portion of property located at Central Connecticut State University to Anthony T. Bianca.

BACKGROUND

The Board of Trustees under its statutory authority – Section 4b-38(g) – “...may lease land or buildings, or both, and facilities under the control and supervision of such board when such land, buildings or facilities are otherwise not used or needed for use by the constituent unit and such action seems desirable to produce income or is otherwise in the public interest, provided the Treasurer has determined that such action will not affect the status of any tax-exempt obligations issued or to be issued by the State of Connecticut....”

ANALYSIS

Anthony T. Bianca has requested permission from Central Connecticut State University (“CCSU”) to lease approximately .66 acres of property located at 67 Kilbourne Avenue for recreational purposes. Mr. Bianca currently owns property located at 55 Kilbourne Avenue, which abuts the proposed lease area. The term of the lease is for twenty (20) years with a monthly rental of \$100. All improvements and alterations made to the land such as the installation of utilities or removal of vegetation will be at his expense and subject to approval by CCSU.

The lease agreement stipulates that Mr. Bianca’s ability to use the property is contingent upon meeting all obligations of compliance with any and all environmental laws, including permits, and will not violation any laws, regulations, guidelines, standards, or policies of the United States, the State of Connecticut, or any ordinance, rule or regulation of the Town of New Britain, Connecticut.

The agreement will be reviewed by the Office of the State Treasurer to ensure that it does not affect the State’s tax-exempt status as required by State statute. In addition, the CSU Assistant Attorney General has reviewed the lease agreement.

CHANCELLOR’S RECOMMENDATION

Approve the lease of approximately .66 acres located at 67 Kilbourne Avenue in New Britain at Central Connecticut State University to Anthony T. Bianca under the condition that the Treasurer determines that such action will not affect the status of any tax-exempt obligations issued or to be issued by the State of Connecticut.